CITY OF FARGO
REQUEST FOR PROPOSALS
Issued: September 8, 2021

Request for Development Proposals – Sale of 401 3rd Avenue North

I.   PURPOSE

The City of Fargo is seeking proposals from qualified developers, development groups and/or investment groups to utilize City-owned property at 401 3rd Avenue North to bring about development in the downtown. The City intends to sell the property.   Acceptance of the proposal is subject to the conditional approval of the City Commission, negotiation of terms of an agreement by which the successful proposer and the City will be bound and final approval of said agreement by the City Commission.

II.   DEVELOPMENT GOALS

The City's development goals include:

- High quality construction of structure(s,) preferably with a mix of uses (commercial and residential), in the core of the downtown.
- A scale of development with consideration to the surrounding development.

III.   DESCRIPTION OF THE PROPERTY

- **Address**: 401 3rd Avenue North.
- **Property description**: The property is a two story building constructed in 1962, with an addition in 1994. There are 20,320 square feet above grade and finished space in the basement. Building plans are available for review.
- Lot Size: 28,000 square feet.
- **Zoning**: Downtown Mixed-Use (DMU). Note that within the DMU zoning district there are no height restrictions or building setback requirements.
- **Renaissance Zone**: The property is located in the Renaissance Zone, and the developer can expect to qualify for Renaissance Zone incentives.
- **Opportunity Zone**: The property is located in an Opportunity Zone, and the project may attract investment by Opportunity Zone Funds.
- **Availability of property**: The property will be available immediately after the sale is complete.

IV.   SUBMITTAL INSTRUCTIONS

- Written proposals, enclosed in a sealed envelope, must be received on or before **November 10, 2021 at 4:00 p.m.,** at the following address:

        City Auditor/Fargo City Hall
        225 4th Street North
        Fargo, ND 58102
        Attn: Jim Gilmour
        Re: Sale of 401 3rd Avenue North

- **Proposal**: The intent of the RFP is to assess and evaluate each respondent's capabilities, qualifications and conceptual development schematic. Proposals will be evaluated based on the criteria outlined in this RFP. The proposal shall include:

  - **Cover letter**: A letter signed by a principal or authorized representative who can make legally binding commitments on behalf of the entity or entities.

  - **Project schematic**: A description (narrative) as well as preliminary schematic plans and renderings of the proposed redevelopment concept. At minimum, schematic plans should depict the overall development plan inclusive of details such as building sizes, square footage of specific components, number of parking spaces, materials and design style, circulation patterns, loading/service provisions and a description of the timing for any phased improvements.

  - **Identification of entity/entities**: Proposals shall outline a description of each entity/entities involvement in the project. A profile of relevant experience shall be included specific to projects completed, location, type of development, project cost, financial capacity, project status and funding sources.

  - **Requested incentives**: Describe if Renaissance Zone or other incentives are required to implement the proposed development.

  - **Timeline**: A proposed process and schedule to complete the project.

  - **Purchase Price**: A proposed purchase price.

V. TERMS/CONDITIONS
- The City reserves the right to reject any or all proposals.

VI. SELECTION CRITERIA
The City will evaluate proposals based on the following factors and criteria:
- Proposed development is consistent with the downtown plan.
- Good design and quality of the project.
- Large amount of private investment.
- Purchase price.
- Ability of the developer to implement the project.
- Financial feasibility of development.
- Implementation to begin within one year and be complete within three years.
- Experience with related projects and past project history.

VII. ATTACHMENTS
- Location map.